



CITY OF BOSTON

THE ENVIRONMENT DEPARTMENT

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BOSTON, MA

NOTICE OF PUBLIC HEARING

The BEACON HILL ARCHITECTURAL COMMISSION will hold a public hearing:

DATE: Thursday, 20 October 2011
TIME: 4:00 P.M.
PLACE: BOSTON CITY HALL, ROOM 801

Subject of the hearing will be review of applications for Certificates of Appropriateness on the agenda below, review of architectural violations, and such business as may come before the Commission, in accordance with Chapter 616 of the Acts of 1955, as amended. Applications are available for public inspection during normal business hours at the office of the Environment Department. Sign language interpretations are available upon request.

Please ensure that all electronic devices are silenced prior to entering the hearing room.

After 5:30 p.m., enter and exit City Hall through the Dock Square entrance on Congress Street (across from Faneuil Hall).

REPRESENTATIVES OF THE APPLICANT ARE REQUIRED TO ATTEND

BEACON HILL ARCHITECTURAL COMMISSION

Joel Pierce (Chair), John Cunningham, Leslie Donovan, Kenneth Taylor, P.T. Vineburgh
Alternates: Mark Kiefer, Martha McNamara, Danielle Santos, Annlinnea Terranova

APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

4:00 – 4:15

Application: 12.229 BH
Applicant:

31-35 Beaver Place (continued)

Richard Leaf/Leaf Design Associates, Inc.: Continued application to replace windows on 1st and 2nd floors with wood 8/8 double hung true divided light sashes, replace transom windows above doors and garage door, re-built existing white wood façade on upper level with new vertical standing seam copper, rebuild roof deck and install new wrought iron railing.

4:15 – 4:30

Application: 11.793BH
Applicant:

7-17 Charles Street (continued)

Robert Aiello: Continued application to restore storefront to pre-fire condition; install new fire escape system at rear.

4:30 – 4:45

Application: 12.403 BH
Applicant:

250 Cambridge Street

Peter Fales: Install 12 antennas and an equipment shelter on roof.

4:45 – 5:00

Application: 12.401 BH
Applicant:

84 Mount Vernon Street

John Corey: Replace rear masonry garden wall and install wood lattice system above wall.

5:00 – 5:15

Application: 12.387 BH

5 & 7 Spruce Court

James McNeely Architects: Install system of cast iron stars and plates for seismic bracing.

5:15 – 5:30

Application: 12.391 BH
Applicant:

43 Pinckney Street

SEA-DAR Construction: Replace wood railing with ornamental railing, replace wood lattice with new wood lattice, repair leak at stair headhouse, replace wooden door with new wood door, refinish wood paneling and wood door at main entrance.

5:30 – 5:45

Application: 12.398 BH
Applicant:

57 Phillips Street

Renvil Doman: Enclose basement windows with wood paneling, replace existing windows with insulated glass windows, remove and replace concrete entrance pad, repaint exterior of unit, remove wood window panel and add new window.

(over)

5:45-6:00

Application: 12.396 BH

Applicant:

45 Chestnut Street

Michael Dubay: Replace existing roof deck railing with new roof deck railing; visible from Willow St.

6:00-6:15

Application: 12.397 BH

Applicant:

95 Chestnut Street

Neil Abreu: Replace existing roof decking, install new metal railing; visible from Brimmer St.

6:15-6:30

Application: 12.399 BH

Applicant:

67 Phillips Street

Derek Coulter: Install new roof deck railing; application to address violation of non-conforming roof deck railing.

6:15-6:30

Application: 12.399 BH

Applicant:

67 Phillips Street

Derek Coulter: Install new roof deck railing; application to address violation of non-conforming roof deck railing.

6:30-6:45

Application: 12.394 BH

Applicant:

145 Charles Street

Derek Coulter: Replace skylight on roof with new bubble style skylight.

6:45-7:00

Application: 12.378 BH

Applicant:

49 Charles Street

Marc Marsan Install new flat sign.

7:00-7:15

Application: 12.379 BH

Applicant:

39 Charles Street

Tracy Hollander: Replace existing belt sign, projecting sign with new signage; replace bracket.

7:15-7:30

Application: 12.389 BH

Applicant:

70 Charles Street

Michael Hunter: Replace existing blade sign with new signage.

7:30-7:45

Application: 12.391 BH

Applicant:

150 Charles Street

Eric Luciano, Sousa Design Architects Inc.: Install 3 new awnings, replace existing blade and face signs with new signage (move to new location); Remove step in front, push recessed doorway forward 6" to allow for ramp to be place in interior, doorway to be lowered and moved forward.

VIOLATIONS

7:45-7:55

9 Willow Street

Violation: Installation of vents on side elevation without prior review and approval.

7:55-8:05

90 Pinckney Street

Violation: Installation of non-conforming windows on ground level.

8:05-8:15

102 Chestnut Street

Violation: Installation of signage without prior review and approval.

8:15-8:25

20 Hancock Street

Violation: Painting of brownstone façade with inappropriate color and without prior review and approval.

8:25-8:35

27 Hancock Street

Violation: Installation of downspout with inappropriate material without prior review and approval.

8:35

ADMINISTRATIVE APPROVALS

In order to expedite the review process, the Commission has delegated the approval of certain work items, such as those involving ordinary maintenance and repair, restoration or replacement, or which otherwise have a minimal impact on a building's appearance, to the staff pending ratification at its monthly public hearing. The following applications have been identified as being eligible for such approval.

► Applicants listed under this heading **NEED NOT APPEAR** at the hearing. Following the hearing, please present this agenda at the Inspectional Services Department (1010 Massachusetts Avenue) when applying for permits. ISD personnel will send a facsimile of your building-permit application to the Environment Department. Upon its receipt Commission staff will sign off on the work, attaching any applicable provisos, reflecting the relevant guidelines and precedents. **PLEASE NOTE that no further correspondence will be issued for the applications listed below: the building-permit application as annotated by Commission staff will constitute your Certificate of Appropriateness.**

- 12.348 BH: 20 Beacon Street: Repaint front door with Benjamin Moore Black Semi-Gloss.
- 12.402 BH: 46 Beacon Street: Masonry pointing and repair, window painting, roofing, painting of 3-story metal bay, exterior wall/window.
- 12.385 BH: 48 Beacon Street: Repair/replace existing roof, install new roof on head house and install new copper gutters and downspout, repair skylight, point wall of penthouse
- 12.386 BH: 50 Beacon Street: Replace 3 existing 2/2 double-glazed double hung sash in mansard roof; existing are improperly sized; new windows to be wood, true divided, insulated 2/2 15/16" muntin.
- 12.351 BH: 13-27 Beacon Street: Repaint front doors, 2 bay windows and 3 columns to match existing.
- 12.410 BH: 29-31 Brimmer Street: Replace 6th and 7th floor window units (4 windows in front, 6 in rear) with wood 2/2 double hung insulated true divided lite 7/8" muntins.
- 12.393 BH: 37 Charles Street: Replace roof with new slate roof, install new copper gutters, downspouts, and flashings, install new trim on dormers.
- 12.293 BH: 90-92 Charles Street: Replace one lintel in kind; color to match existing.
- 12.395 BH: 123 Charles Street: Replace existing rubber roof, flashing, and skylight, install new copper gutter and flashing.
- 12.400 BH: 83 Joy Street: Repair and repoint brick masonry wall.
- 12.388 BH: 160 Mount Vernon Street: Replace 4 window sashes on top floor to match existing; new windows to be wood, true divided, insulated 2/2 15/16" muntin.
- 12.376 BH: 63 Pinckney Street: Replace light fixture in vestibule.
- 12.349 BH: 79 Pinckney Street: Repaint existing door and entry vestibule to match existing.
- 12.370 BH: 11 South Russell Street: Install new copper gutter, repaint dormer trim and upper cornice as necessary black to match existing.
- 12.377 BH: 13 South Russell Street: Replace two doors with wood to match existing.
- 12.384 BH: 1 Walnut Street: Repair front steps in kind, repair signage, repaint door, surround, and basement windows to match existing.
- 12.383 BH: 3 Walnut Street: Repaint street all street level wood trim, including 2 entries, basement door and windows, garden door and surround; black to match existing.
- 12.350 BH: 33 West Cedar Street: Replace 4-5 feet of downspout with new copper elbow; to match existing.
- 12.350 BH: 37 West Cedar Street: Remove and reuse brick on façade to address structural movement due to water damage; sand and paint dormer trim to match existing color.

PROJECTED ADJOURNMENT: 8:40 PM

Date Posted: October 7, 2011

cc: Abutters (from most recent tax list), Mayor, Law Department, Inspectional Services Department, Applicants, City Clerk, Boston Redevelopment Authority, District City Councilor, Beacon Hill Civic Association

For additional information, please contact Beacon Hill Architectural Commission staff at 617-635-3850 or caitlin.greeley@cityofboston.gov